

25th October 2018 Planning Committee Addendum

Item 6.1: 39 Russell Green Close, Purley, CR8 2NS

A further representation has been received from a local resident. Paragraph 6.1 should be amended to read 26 and not 25 objections.

No new issues for consideration have been raised.

Item 6.2: 37 Fairdene Road, Coulsdon, CR5 1RD

In Paragraph 2.1, add the following condition:

15) Details of the retaining wall and ramp up to the rear car parking area (and associated landscaping)

The line in paragraph 7.15 which reads:

“The only side facing windows are from bathrooms, nevertheless it is considered suitable to incorporate a condition requiring these to be obscurely glazed.”

Shall be replaced with

“The only side facing windows of the proposed extension are from bathrooms, nevertheless it is considered suitable to incorporate a condition requiring these to be obscurely glazed.

The neighbouring property has a number of side facing windows. Two ground floor windows serve a living area which also has a rear window. One high level side facing ground floor window is partially blocked by the garage of no 39 Fairdene. One side facing first floor window could serve a bedroom.

The impact on the ground floor living space is considered acceptable due to the presence of a rear facing window and the impact on the high level ground floor window is unlikely to be significant given its existing relationship to the garage. The first floor window would be affected by the proposal but officers consider this impact is acceptable given the separation distances and that this relationship has previously been found to be acceptable at the time of the previous approval.”

Item 6.3: 22 Briton Crescent, South Croydon CR2 0JF

Error in summary table corrected to read:

	studio	1 bed	2 bed	3 bed	4 bed
Units	0	0	5 (3 person) 3 (4 person)	1 (4 person)	0
Total	0	0	8	1	0

All units are proposed for private sale

Third bullet point in Paragraph 3.1 should read as follows:

- Provision of eight x 2 bedroom flats (five 3 person units and three 4 person units) and one x 3 bedroom flat fronting Briton Crescent.

Paragraph 8.4 should refer to the floor area of small family homes as 130sqm

There has been a further detailed representation received from neighbours at the adjoining property which has raised a number of concerns. This has been distributed to members directly by the Committee clerk. These raise no new planning issues however further comment is provided:

- Planning application is contrary to pre-Application advice [OFFICER COMMENT: The application submitted is to be assessed on its own merits and in accordance with the policies of the development plan and other material considerations, not a comparison to the pre-application scheme. Pre-application advice part of an on-going negotiation and seeks to secure scheme improvements whilst not necessarily delivering a final view on the overall planning merits of a scheme. The planning application is considered to be acceptable by officers who have recommended approval]
- Accessibility [OFFICER COMMENT: Condition (13) secures one ground floor unit as M4(3) adaptable unit and the remaining two units as M4(2). Whilst it is acknowledged that no viability information has been submitted, inclusion of a lift in the scheme would have a significant impact in terms of a service charge for new residents and management company as well as an impact on the internal block layout]
- Cycle and waste storage [OFFICER COMMENT: These have been addressed in the report and Condition 3 have been attached requesting details of the cycle storage all to be submitted and approved. The current waste requirements for blocks with 9 units will require 1300ltr for general waste with 128ltrs per flat for dry recycling and 9.6ltrs per flat for food recycling. This can be accommodated at the site however specific details will need to be approved by the Waste team to ensure that the requirements are met and has been secured by Condition 3]
- Flood Risk [OFFICER COMMENT: The site is not located within an area of floodrisk however a condition (10) has been attached to ensure that the hardstanding to the front of the property is permeable and would require suitable details including infiltration testing results to be discharged]
- Trees [OFFICER COMMENT: OFFICER COMMENT: The applicants have undertaken an Arboriculture Report which has been reviewed by the Councils Arborists and found suitable. Condition 11 seeks the development to be undertaken in strict accordance with the aforementioned report and Condition 12 seeks additional protection measures for the trees to the rear and outside the site]
- Landscape [OFFICER COMMENT: Condition 4 requires further information hard and soft landscaping to be submitted for approval to ensure enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established]
- Impact on amenity of adjoining property [OFFICER COMMENT: The applicants have submitted a daylight/sunlight report and in any case officers are satisfied that the impact on the amenity of the neighbouring property have been considered acceptable. These have been found acceptable subject to conditions.]